

**STAFF REPORT TO THE
PLANNING COMMISSION**

REZONING REVIEW

*****PUBLIC HEARING*****

August 11, 2015

Project Name	Cary & Main
Applicant Name & Address	William G. Darden Hearndon MC Builders, LLC 1001 Scenic Parkway, Suite 104 Chesapeake, VA 23323
Owner Name & Address	Mary Delk Crocker 502 Grace Street Smithfield, VA 23430
Project Location	That portion of land north of Little’s Market, the Old Schoolhouse, Main St. and IOW Christian Outreach, south of the homes on Cary St. and Cary St., thence east of the Rt. 10 Bypass. (Tax ID #s 21A-04-000E, 000F, 000G, 000H, 000H2, 000I, 000I12, 30, 37, 38, 39, 49, 50, 51)
Statistical Data (See Conceptual Plan)	
Proposed Zoning	DN-R, Downtown Neighborhood Residential
Current Zoning	C-C, Community Conservation, D, Downtown
Surrounding Zoning	C-C, Community Conservation, D, Downtown, DN-R, Downtown Neighborhood Residential, I-1, Light Industrial, N-R, Neighborhood Residential,
Total Development Acreage	±58 acres
Acreage for rezoning	±58 acres
Proposed Additional Dwelling Units	151 single family homes
Site Access	Main Street and Cary Street
Comprehensive Plan Designation	The proposal is not consistent with the current FLU Map, as these areas are currently designated as D, Downtown Commercial and P & R, Parks & Recreation.

Project Overview

The applicant is proposing the rezoning of the majority of the ±58 acre portion of the Pierceville farm that is northeast of the Rt. 10 Bypass, to accommodate the development of a residential subdivision consisting of 151 new single-family, detached homes.

The current Zoning Designations of the area in question (±58 acres) is: ±1 acre zoned D, Downtown, with the balance zoned C-C, Community Conservation. The applicant proposes rezoning the area to DN-R, Downtown Neighborhood Residential (Which would accommodate up to 5 dwelling units per net developable acre).

The subdivision would be comprised of 151 single family detached homes on lots with a minimum of 6,000 sq. ft. of area and 50 ft. of width. It would include several ponds for storm water retention and treatment, several small parks and walking trails / sidewalks that would connect to the town's existing sidewalk network.

This area includes the historically significant Pierceville manor house and other relevant historic structures, which have fallen into disrepair and have been the subject of previous actions by local government in order to stop the demolition by neglect. The integrity of these structures and their historical surroundings are of great significance to the historic district, and by extension the Town of Smithfield.

This proposal was sent to various organizations for comments regarding the project's impact to the community, including the Smithfield Police Department, the Smithfield Fire Department, Isle of Wight County Schools, the Virginia Department of Transportation and Smithfield 2020 (Which includes members from the IOW-Smithfield-Windsor Chamber of Commerce, Historic Smithfield, IOW-Smithfield Tourism and downtown business owners). Please refer to enclosures for these groups' comments.

Please refer to the multiple enclosures provided for the June 9, 2015 Planning Commission meeting, as well as additional enclosures herein.

Agency Comments

Frazier and Associates – Comments enclosed

Isle of Wight Schools – No response

Smithfield 2020 – Comments enclosed

Smithfield Fire Department - No comments at this time

Smithfield Police Department – Comments enclosed

Virginia Department of Transportation – Comments enclosed

Staff Comments

Strengths:

1. The proposed project would create construction jobs within the town, as well as provide new residents; these would provide associated benefits to local businesses and town tax revenues.
2. The proposed project would provide additional water customers to offset the impact of the potential loss of Gatling Pointe water customers.
3. The proposed project would halt the demolition by neglect of the Pierceville Manor House and most relevant outbuildings.

Weaknesses:

1. A substantial number of petitioners from the adjacent neighborhood and historic district are concerned about the potential negative impacts of the project.
2. The project's proposed housing designs and sizes are limited in number, which does not reflect the diversity currently found in the historic district.
3. Offsite utility and transportation improvements may be required to offset the impact of the proposed project and the impact to public schools has yet to be determined.

If you have any questions, contact William Saunders at 365-4266 or wsaunders@smithfieldva.gov.